

# City of Lynchburg, Virginia

**Parcel ID:** 22202011  
**Property Address:** 808 WIGGINGTON RD  
LYNCHBURG, VA 24502  
**Property Class:** COMMERCIAL - GENERAL OFFICE  
**Owner's Name:** WALKER, EDWARD R FAMILY LIMITED  
PARTNERSHIP & GANTT, JOSEPH & DEBRA  
**Mailing Address:** PO BOX 622  
FOREST, VA 24551-0622



## General Information

**Property Class:** 415, COMMERCIAL - GENERAL OFFICE  
**Legal Description:** WIGGINGTON HTS. LOTS23-26  
**Legal Acreage:** 0.43000  
**GIS Acreage:** 0.46  
**Land Square Footage:** 18,730  
**Land Frontage:** 0  
**Land Depth:** 0

## Special Assessments

**Participation in Land Use:** NO  
**Land Use Deferral Amount:**  
**Participant in Rehab Program:** NO  
**Exempt Amount:**  
**Ending (June 30)**

## Schools

**Elementary School:** Bedford Hills Elementary  
**Middle School:** Linkhorne Middle  
**High School:** E C Glass

## Assessment Information

Valuation as of:	July 1, 2004	July 1, 2005	July 1, 2006	July 1, 2007	July 1, 2008	July 1, 2009
Land Value:	\$68,800	\$68,800	\$68,800	\$68,800	\$68,800	\$68,800
Improvement Value:	\$181,500	\$190,600	\$190,600	\$258,400	\$258,400	\$261,200
Total Value:	\$250,300	\$259,400	\$259,400	\$327,200	\$327,200	\$330,000

## Ownership History

Grantor	Sale Date	Sale Price	Doc # or Deed Book/Pg
WALKER ENTERPRISES OF VA.INC &	01/13/2005	\$0	050000390
WALKER ENTERPRISES OF VIRGINIA	04/01/1999	\$0	1082 603
WOMOCK, PATRICIA A	04/09/1993	\$5,700	852 632

## Improvements

<b>Building Type:</b> Office:001	<b># of Bedrooms:</b>	<b>Fireplaces:</b>
<b>Type of Struct:</b> COMMERCIAL	<b># of Full Baths:</b> 0	<b>Open Porch Sq Ft:</b> NaN
<b># of Stories:</b> 1	<b># of Half Baths:</b>	<b>Encl Porch Sq Ft:</b> NaN
<b>Year Built:</b> 2000	<b>Foundation:</b>	<b>Patio/Deck Sq Ft:</b> NaN
<b>Fin Sq Ft:</b> 2,400	<b>Frame:</b>	<b>Att Garage Sq Ft:</b>
<b>Basement Sq Ft:</b> NaN	<b>Exterior Wall:</b>	<b>Att Carport Sq Ft:</b>
<b>Fin Basement Sq Ft:</b>	<b>Roof Type:</b> SHINGLE	<b>Det Garage Sq Ft:</b>
<b>Fin Attic Sq Ft:</b>	<b>Roof Material:</b>	<b>Outbuildings:</b> Paving
<b>Tot Fin Sq Ft:</b> 2,400	<b>Heat Type:</b>	
<b># of Rooms:</b> 3	<b>Air Cond:</b> N	

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## Current Property Tax

Current Year:	Date Due	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
Installment #1	11/16/09	\$866.25	\$0.00	\$0.00	\$866.25	\$0.00	\$0.00	11/16/2009	\$0.00
Installment #2	01/15/10	\$866.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$866.25
Installment #3	03/15/10	\$866.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$866.25
Installment #4	05/17/10	\$866.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$866.25

## Previous Property Tax

Previous Year:	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2008	\$3,435.60	\$0.00	\$0.00	\$3,435.60	\$0.00	\$0.00	05/15/2009	\$0.00
2007	\$3,435.60	\$0.00	\$0.00	\$3,435.60	\$0.00	\$0.00	05/15/2008	\$0.00
2006	\$2,879.34	\$0.00	\$0.00	\$2,879.34	\$0.00	\$0.00	10/12/2006	\$0.00
2005	\$2,879.34	\$0.00	\$0.00	\$2,879.34	\$0.00	\$0.00	12/06/2005	\$0.00

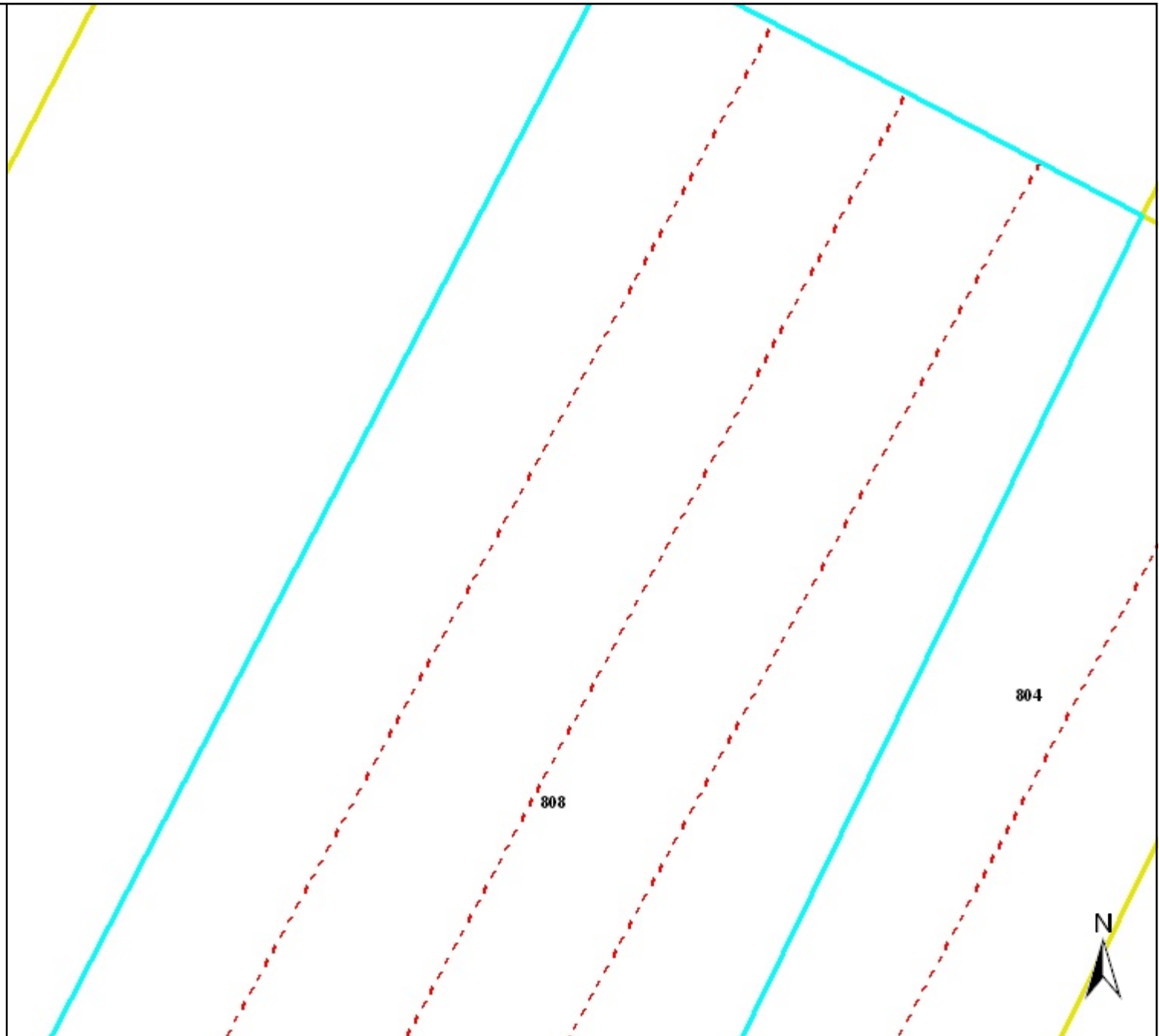
## Recent Sales by Neighborhood (Top 15 - Where Available)

Parcel ID	Property Address	Recorded Sale Date	Sale Amount	Sale Type	Seller's Name	Buyer's Name	Instrument Number
16601003	3025 OLD FOREST RD	2009-11-23	\$400,000	IMPROVED	NPC INTERNATIONAL INC	PANCHOS FOOD INC	090008476
22609002	3726 OLD FOREST RD	2009-10-01	\$140,000	IMPROVED	LUXTON, THADDEUS A & KRISTINA L	TURNER, GREGORY E & DAWN B	090007198
22718014	124 CAMP AVE	2009-09-30	\$160,000	IMPROVED	DESHANO PROPERTIES LLC	MACH LLC	090007189
22612001	3638 OLD FOREST RD	2009-07-31	\$750,000	IMPROVED	WHITE, JOHN A	ECKTOWN ASSOCIATES	090005541
22612003	100 WIGGINGTON RD	2009-07-31	\$750,000	IMPROVED	WHITE, JOHN A	ECKTOWN ASSOCIATES	090005541
22715001	3619 OLD FOREST RD	2009-07-22	\$365,000	IMPROVED	PINCH, JOHN D & RHONDA J	LYNCHBURG MEDICAL OFFICES LLC	090005302
16601002	3029 OLD FOREST RD	2009-06-30	\$349,900	IMPROVED	J C HOLDINGS LC	HEADS OR TAILS INVESTMENT	090004642
16904010	3015 FOREST HILLS CIR	2009-05-28	\$575,000	IMPROVED	ARMSTRONG, JOHN E & ETALS	HARRISON, THOMAS R & JANET B	090003693
22016004	3212 FOREST BROOK RD	2009-05-07	\$132,000	IMPROVED	CARPENTER, JARED	DOWUONAH-HAMMOND, TARA N	090003112
22004019	3219 OLD FOREST RD	2009-04-23	\$1,650,000	IMPROVED	DBAPPLEF LLC	WALKER, GEORGE C JR & LYNNE R	090002687
22611023	3712 OLD FOREST RD	2009-03-12	\$375,200	IMPROVED	DSZ PROPERTIES LC	JEFFERSON AND YODER, LLC	090001641
22611022	3712 OLD FOREST RD	2009-03-12	\$375,200	IMPROVED	DSZ PROPERTIES LC	JEFFERSON AND YODER, LLC	090001641
22004003	3227 OLD FOREST RD	2008-12-31	\$8,450,000	LAND	WALKER, GEORGE C JR & LYNNE R	WAL-MART REAL ESTATE BUSINESS TRUST	080010231
22015126	3402 OLD FOREST RD	2008-12-18	\$390,000	IMPROVED	OLD FOREST ROAD DEVELOPERS LLC	LASLIE, DANIEL J & RUTH A	080010027
16904009	3045 FOREST HILLS CIR	2008-09-10	\$650,000	IMPROVED	CENTRAL VA AREA AGENCY ON AGING	BRANCH & JONES LLC	080007904

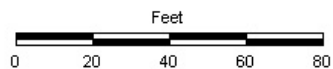
# The City of Lynchburg, VA

## Legend

-  Corporate Limit
- Addresses
- Street Labels
- Vacation
-  Parcels
- Legal Lot Line
  -  Legal Lot Line
  -  Vacated Right of Way



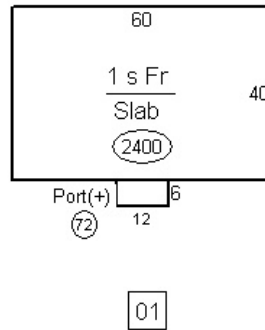
**Date: 12/4/2009**



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J D GARDNER INSURANCE  
BENEFICIAL ASSOCIATES  
GANTT PROPERTIES  
RICE COUNCILING AND ASSOCIATES



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Property Sketch

Parcel ID:22202011  
Property Address:808 WIGGINGTON RD